

# Local Development Framework

Bolton's Authority Monitoring  
Report 2014/2015: Volume 3  
Employment Land Update

**Shaping the future of Bolton**

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## **2015 Employment Land Update**

### **1. Introduction:**

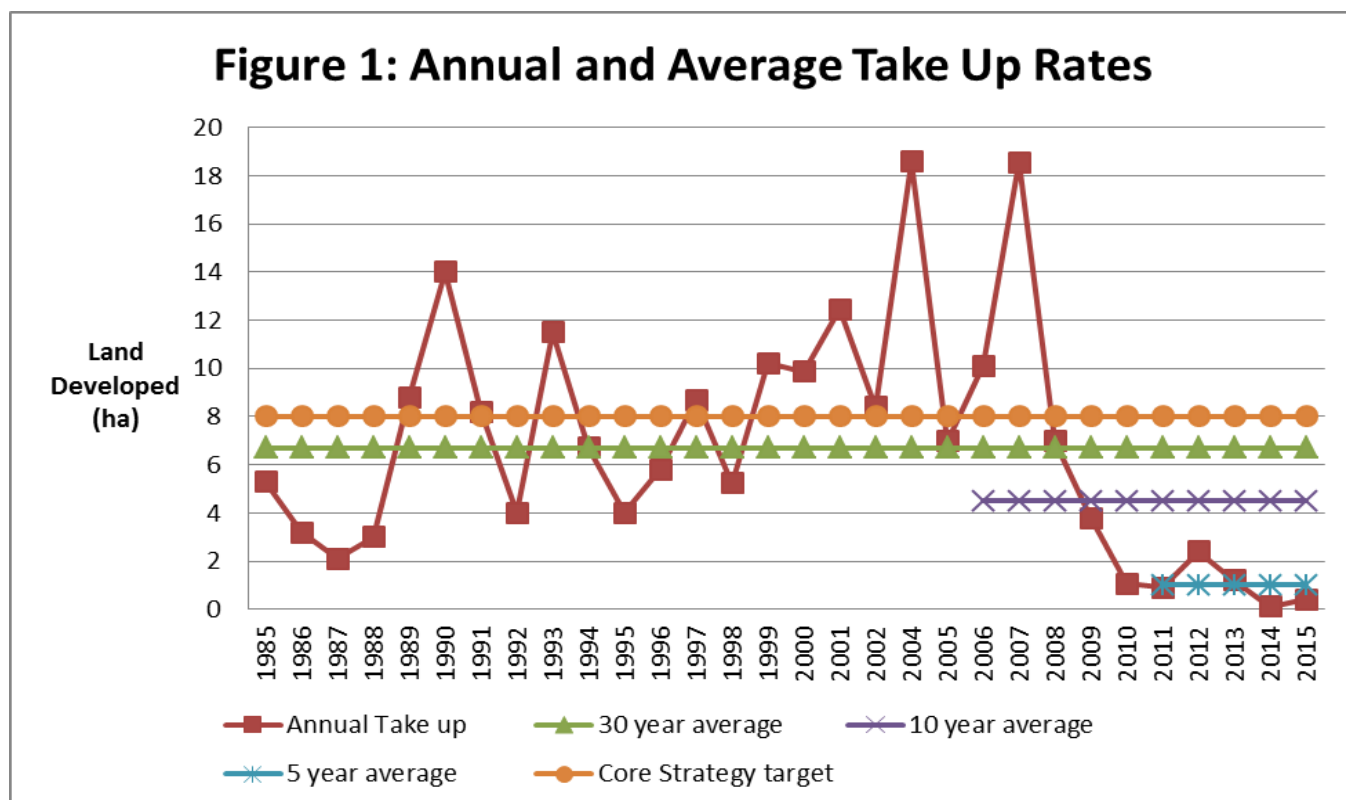
The 2015 Employment Land Update has the following objectives:

- To monitor the supply, availability and development rates of employment land across the borough;
- To analyse any significant changes that have occurred during the monitoring period 1<sup>st</sup> April 2014 to the 31<sup>st</sup> March 2015;
- To form part of Bolton Council's Local Plan Evidence Base;
- To help ensure that Bolton has a portfolio of high quality, flexible employment sites that is capable of adapting to changing conditions and that meet the needs of both its own residents and the wider area.
- To help ensure that Bolton takes advantage of the economic opportunities presented by Bolton town centre and the M61 corridor
- To help create a transformed and vibrant Bolton town centre
- To ensure that Bolton takes full economic advantage of its location in the Greater Manchester City Region
- To ensure that Bolton fully contributes to and benefits from the development of the Greater Manchester Spatial Framework.

Although this report relates only to use classes B1, B2 and B8 the council recognises the importance of other types of employment, for example, retail in the creation of a prosperous Bolton.

## 2. Historic Employment Land Completions

Figure 1 illustrates the fluctuations that have taken place, in terms of take up of land for employment use, across the borough, in the 30 years between 1985 and 2015. It can be seen that over the last ten years, the take up of land for employment use has averaged 4.5 hectares per year. This is slightly lower than the 30 year average, of 6.7 hectares a year, but higher than the average for the last 5 years of 1 hectare a year. The 5, 10 and 30 year averages are all below the Core Strategy target of 8 hectares a year.



There are two periods where employment land completions were particularly high – 1990 to 1993 and 2004 to 2007. This is a result of two factors. First, these were both periods of economic growth. Second, the availability of good quality employment land. During these periods there was significant take up of employment land at attractive sites along the M61 Corridor, for example, Wingates Industrial Estate (1990-1993) and Middlebrook (2004-2007) and also at The Valley (1990-1993).

Until the recent adoption of the Allocations Plan there had only been a small supply of attractive allocated employment sites. The Allocations Plan now ensures the availability of an attractive, flexible portfolio of employment sites through its employment allocations including the 80 hectare site in the M61 Corridor at Logistics North (Cutacre) (site 5P1.1).

There has been significant progress at Logistics North (Cutacre) during the monitoring period, this is outlined below:

- 90543/13: This planning permission, currently under construction, involves the erection of a 54,240m<sup>2</sup> regional distribution centre for Aldi. It is on a 16.2 hectare plot and is due for completion late 2015 ([www.logisticsnorth.com](http://www.logisticsnorth.com), 2015).

- 92327/14: This planning permission follows 90543/13 and is for an additional second floor adding 2011m<sup>2</sup> of floorspace.
- 93774/15: This planning permission, currently under construction, involves the construction of a 12,501m<sup>2</sup> manufacturing facility for MBDA, a company specialising in the development and manufacture of missiles. The site size is 3.34 hectares. It is due for completion late 2015 ([www.logisticsnorth.com](http://www.logisticsnorth.com), 2015).
- 93656/15: This planning permission involves the construction of a 8,281m<sup>2</sup> warehouse and office facility on a 2 hectare site. This £10m purpose-built production and testing facility for mining solutions provider Joy Global, will feature several elements to allow for the testing of heavy equipment and machinery used for mining (Place North West, 2015). The planning application was received (though not determined) during the current monitoring period and, though outside the current monitoring period, construction has now commenced.

Since the end of the current monitoring period two further planning applications at site 5P1.1 Logistics North (Cutacre) have been submitted:

- 94417/15: This planning permission involves the erection of 2 buildings, totalling 37,172m<sup>2</sup> of B8 floorspace, on a 8.7 hectare site. The proposed speculative development has been configured to meet institutional standards.
- 94999/15: This planning application, yet to be determined, involves the construction of a 33,231m<sup>2</sup> storage and distribution unit, on a 7.4 hectare site. The applicant, First Industrial, has not yet confirmed an end occupier but the facility has been designed to meet or exceed industry standards for logistics facilities to ensure it attracts high quality occupiers.

The completion of such schemes will lead to a significant increase in both the amount of land and floorspace developed for employment use.

### 3. Employment Completions April 2014 – March 2015.

#### A. Completions on Allocated Employment Land

The Allocations Plan allocates 12 sites for employment development, consisting of between 130 and 145 hectares of land (Appendix 2). There have been no new employment land completions on these allocations. However, there is considerable activity under construction at site 5P1.1 Logistics North (Cutacre):

- 90543/13: A 54,240m<sup>2</sup> regional distribution centre for Aldi on a 16.2 hectare plot.
- 93774/15: A 12,501m<sup>2</sup> manufacturing facility for MBDA on a 3.34 ha plot.

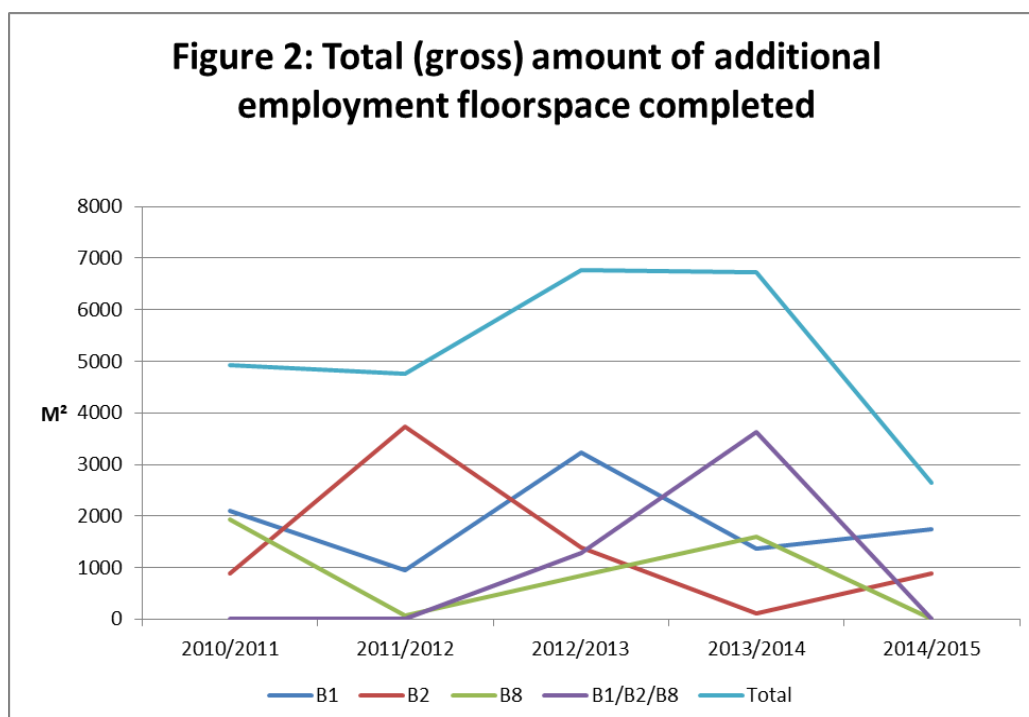
Other development is in the pipeline at site 5P1.1 Logistics North (Cutacre) as outlined in section 2.

#### B. All completions

The following section provides an analysis of new employment land completions and the amount of employment floorspace developed.

Table 1: Total (gross) amount of additional employment floorspace completed (M<sup>2</sup>)

	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
<b>B1</b>	2104	949	3228	1375	1754
<b>B2</b>	888	3741	1397	109	880
<b>B8</b>	1934	60	850	1607	Nil
<b>B1/B2/B8</b>	Nil	Nil	1291	3634	Nil
<b>Total</b>	4926	4750	6766	6725	2634



Gross additional employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. In the last 12 months there has been an overall decrease in the amount of gross employment floorspace developed. However, the amount of gross floorspace developed for B1 and B2 uses has increased.

Figure 2A illustrates the long term trend with regard to gross additional floorspace. Gross additional floorspace completions have been low since the 2008 economic crisis. It is expected that this situation will be reversed during the next monitoring period with the completion of a 56,251m<sup>2</sup> regional distribution centre for Aldi and a 12,501m<sup>2</sup> unit for MBDA at Logistics North (Cutacre).

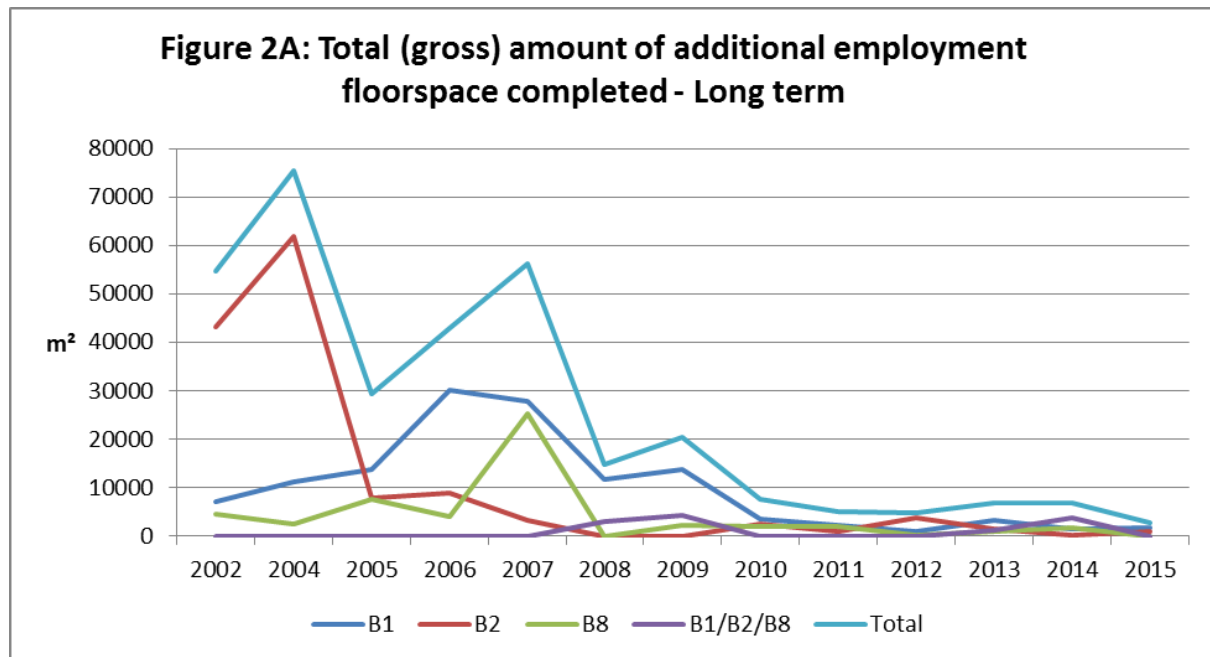


Table 2: Total (Net) amount of additional employment floorspace completed 2014-2015 (M<sup>2</sup>)

	Gross additional floorspace (M <sup>2</sup> )	Losses through demolitions, change of use and conversion (M <sup>2</sup> )	Net additional floorspace (M <sup>2</sup> )
<b>B1</b>	1754	11,853	-10,099
<b>B2</b>	880	27,196	-26,316
<b>B8</b>	Nil	17,491	-17,491
<b>Total</b>	2634	56,540	-53,906

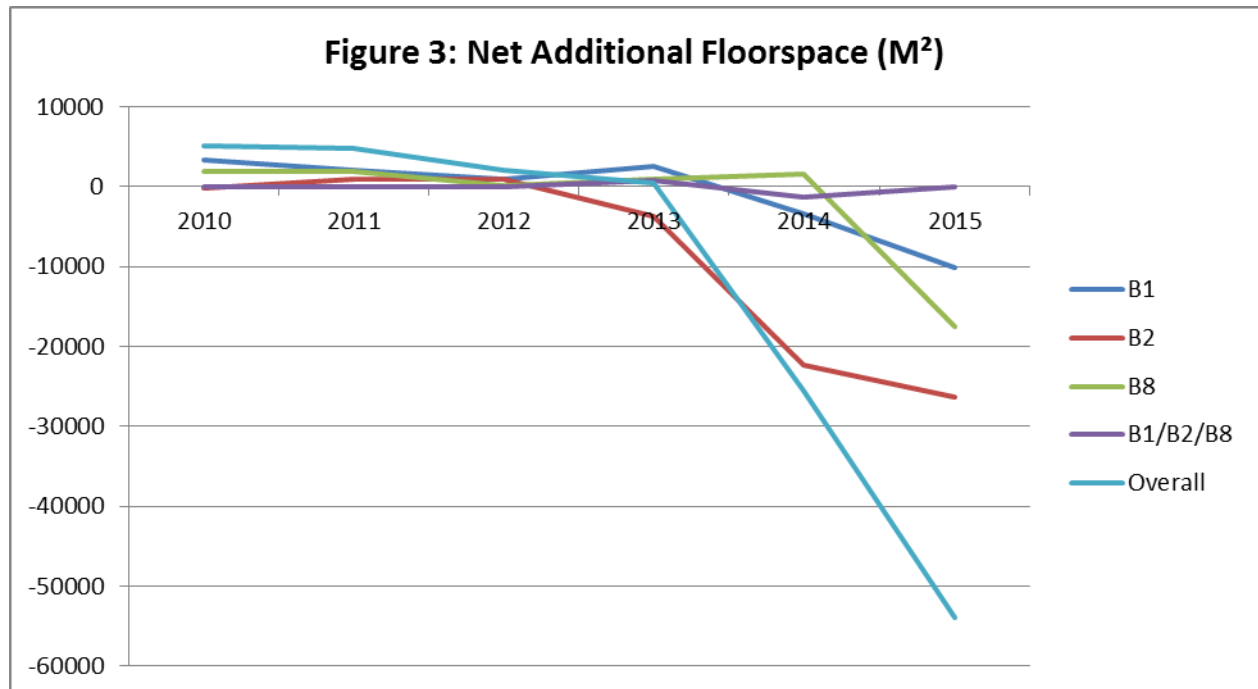
Net additional employment floorspace is calculated as new gross floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

During the monitoring period 56,540m<sup>2</sup> of employment floorspace was lost, meaning that overall the amount of employment floorspace in the borough declined by 53,906m<sup>2</sup>. By far the most significant loss of employment floorspace (36,602m<sup>2</sup>) was the demolition of a large industrial building at land off Crompton Way (planning permission 91081/13). 309 residential

dwelling will be constructed on this land which is allocated for mixed use development (7P6AP – Crompton Way/Bolton Point). In keeping with the mixed use allocation planning permission (91080/13) has been granted for the erection of employment units on nearby land. This will result in the development of 11,613m<sup>2</sup> of employment floorspace.

Further discussion of employment losses can be found in section 4, with full details in Appendix 7.

Net additional floorspace completions since 2010 are illustrated in figure 3.



In the last two years net additional floorspace completions have dropped significantly with the amount of employment floorspace being lost far greater than the amount of floorspace being developed. There are a number of reasons for this:

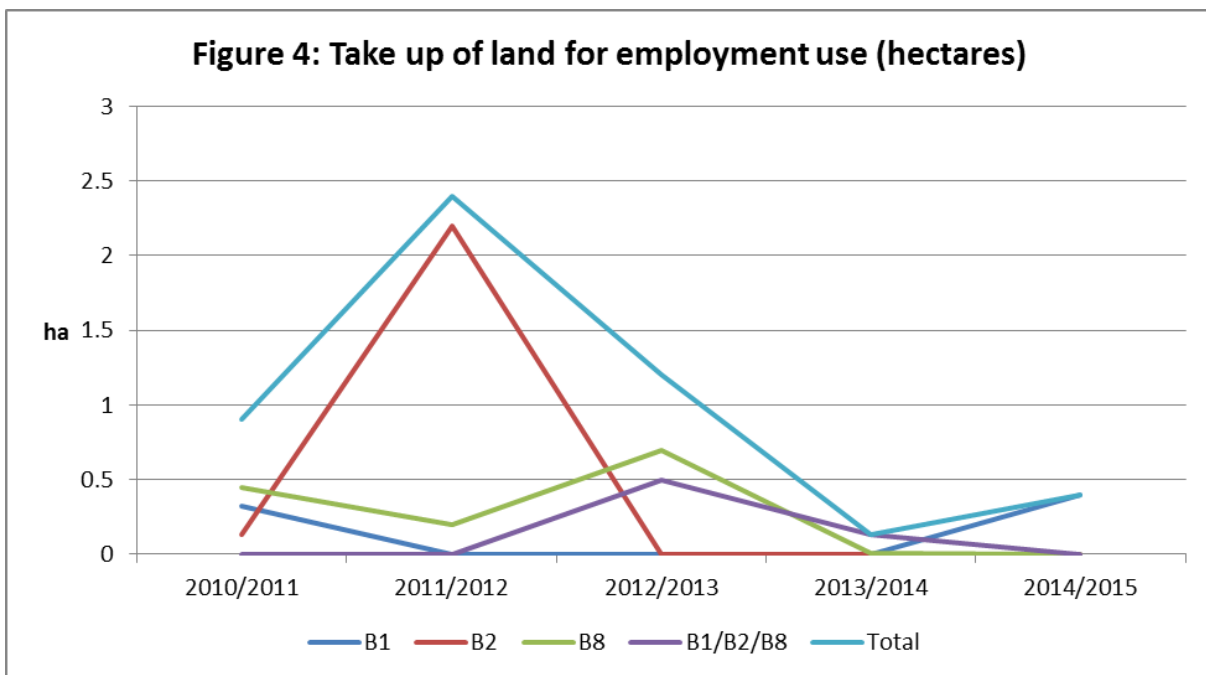
- In both 2013-2014 and 2014-2015 significant factories have been demolished. In 2013-2014 the Exide Batteries Factory was demolished resulting in the loss of 21,850m<sup>2</sup> of employment floorspace (89378/13). In 2014 the industrial unit at Crompton Way was demolished resulting in the loss of 36,602m<sup>2</sup> of employment floorspace (91081/13).
- A significant number of office to residential conversions under new permitted development rights
- An improved system of monitoring employment land losses.

It is expected that this situation will be reversed during the next monitoring period with the completion of a 56,251m<sup>2</sup> regional distribution centre for Aldi and a 12,501m<sup>2</sup> unit for MBDA at Logistics North (Cutacre). There are a number of other significant schemes at Logistics North (Cutacre) that are currently under construction or have planning permission. Further information can be seen in section 2.

Table 3 and figure 4 illustrate the development of new employment land. This does not include extensions, change of use or conversions.

**Table 3: Take up of land for employment use (hectares)**

	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
B1	0.32	Nil	Nil	Nil	0.4
B2	0.13	2.2	Nil	Nil	Nil
B8	0.45	0.2	0.7	0.0049	Nil
B1/B2/B8	Nil	Nil	0.5	0.13	Nil
Total	0.9	2.4	1.2	0.1349	0.4



0.4 hectares of land was developed for new employment use in the 12 months up to 31<sup>st</sup> March 2015, an increase on the previous 12 months. New land was developed for B1 development for the first time since 2010-2011. No new employment land was developed for B2 or B8 use.

Whilst take up of land for new employment development has been low in recent years progress at Logistics North/Cutacre (5P1.1), as well as other development, is expected to significantly increase the amount of land developed for employment use in future years.

### C. Completions on Previously Developed Land (2014/2015)

Table 4 illustrates, for Use Classes B1, B2 and B8, the total amount of completed floorspace across the borough as well as the amount of that floorspace on previously developed land.



**Table 4: Completions on Previously Developed Land (2014/2015)**

	<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>Mix of B1/B2/B8</b>	<b>Total</b>
Total amount of additional employment floorspace completed by type (m <sup>2</sup> )	1754	880	Nil	Nil	2634
Total amount of additional employment floorspace completed on previously developed land by type (m <sup>2</sup> )	1754	880	Nil	Nil	2634
% of additional employment floorspace completed on previously developed land by type	100	100	100	100	100

Like in other recent years all employment completions were on previously developed land, in line with the aims of the Core Strategy and one of the core planning principles of the National Planning Policy Framework.

#### **D. B1 (office) schemes in Bolton town centre**

Table 5 illustrates the total amount of B1 (office) floorspace completed across the local authority area as well as the amount of that floorspace in Bolton town centre.

**Table 5: B1 (office) schemes in Bolton town centre**

	<b>2010/2011</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>
<b>Total amount of B1 (office) floorspace developed within the borough (m<sup>2</sup>)</b>	2104	875	2746	1375.25	539
<b>Total amount of B1 (office) floorspace developed within Bolton town centre (m<sup>2</sup>)</b>	0	0	520	640.81	0
<b>% of floorspace developed within Bolton town centre</b>	0	0	19	47	0

In the 12 month period up to 31<sup>st</sup> March 2015, no new B1 (office) floorspace was developed within Bolton town centre. The 539m<sup>2</sup> of new B1 (office) floorspace consisted of two schemes:

- 89851/13: The Wellington Hotel Public House, 51 Bury New Road was converted to office accommodation. This is located on the outskirts of Bolton town centre.
- 93309/14: Change of use from A3 to B1 at 2 St. John Street, Horwich. This development is located in Horwich town centre.

It should be noted that although outside the monitoring period site preparation work has commenced for planning approval 91315/14. This 3,144m<sup>2</sup> B1 office building is located at Clarence Street within Bolton town centre. There is also planning permission (93235/14) for a 3,213m<sup>2</sup> B1 office building on vacant land at the corner of Great Moor Street and Newport Street, within Bolton town centre.

## E. Completions by Core Strategy area

The Core Strategy focuses employment development in Bolton town centre, the three renewal areas and the M61 corridor. The actual distribution of the new employment land completed in the 12 months leading up to 31<sup>st</sup> March 2015 is illustrated in table 6. This table also assesses whether the amount of employment land developed meets Core Strategy targets.

Table 6: Completions by Core Strategy Area

<b>Core Strategy Area</b>	<b>Core Strategy Indicator</b>	<b>Core Strategy Target</b>	<b>Land Developed (ha)</b>
Bolton town centre	Amount of employment land developed in Bolton town centre	N/A	Nil
Renewal Areas	Amount of employment land developed in the renewal areas	N/A	Nil
M61 Corridor: Horwich Loco Works	Amount of employment land developed at Horwich Loco Works.	An average of 1ha annually after 2013	Nil
M61 Corridor: Logistics North/Cutacre	Amount of employment land developed at Logistics North/Cutacre	N/A	Nil
M61 Corridor: Other M61 Corridor sites	Amount of employment land developed at other M61 corridor sites.	An average of 2ha annually until 2015	0.4ha
Other areas	N/A	N/A	Nil
<b>Bolton Borough</b>	<b>Amount of employment land developed</b>	<b>An average of 8 hectares annually</b>	<b>0.4ha</b>

0.4 hectares of land was developed for new employment use during the monitoring period. This relates to planning application 78145/07 and the erection of 3 industrial units at Star Lane, Horwich. It is located within the M61 corridor in line with the Core Strategy.

The 0.4 hectares of employment land developed does not meet the core strategy target of 8 hectares annually. This reflects the slow recovery from the recession and the historic lack of quality employment allocations. The Allocations Plan now allocates a range of flexible, good quality employment sites. The effect of this is starting to be seen through the commencement of significant schemes including those at site 5P1.1 Logistics North (Cutacre).

#### 4. Loss of Employment Land to other uses

Between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015 there were several losses of employment land to other uses. These took place on a range of allocation types (protected employment land, mixed use allocations and Bolton town centre) as well as other undesignated sites. There were no losses of employment land on sites allocated for new employment development. Details are provided below and in appendix 6.

Table 7a: Employment land losses on allocated employment land

None

Table 7b: Employment land losses on protected employment land

Application Number	Development	Location	Site	Employment land lost (ha)
86877/11	Continuation of use of part of car park for car sales (approximately 40 cars) and erection of sales office with floodlights	Bromilow Arms, Lostock Lane, Lostock, Bolton, BL6 4BP	2P1.2 Lostock Industrial Estate (Lynstock Way)	0.16

Table 7c: Employment land losses on mixed use allocations

Application Number	Development	Location	Site	Employment land lost (ha)
91081/13	Demolition of existing buildings; erection of 309 no. detached, semi-detached and mews style dwellings, together with site profiling, hard and soft landscape and associated works	Land south of Crompton Way, Bolton.	7P6AP: Crompton Way	9.02

Table 7d: Employment land losses within town centres

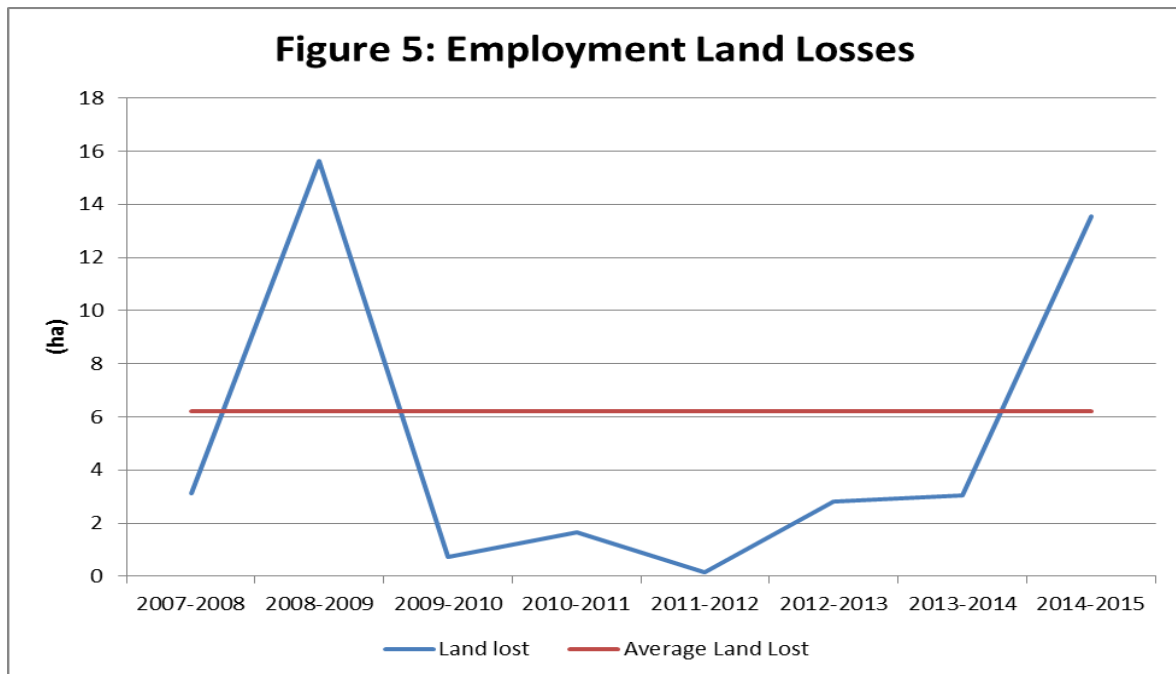
Application Number	Development	Location	Town Centre	Employment land lost (ha)
92244/14	Erection of three storey university technical college for students aged 14-19, together with parking and landscaping. access points located at Ramsbottom street and Deane road	Deane Road Mills, Deane Road, Bolton, BL3 5AH	Bolton	0.39

**Table 7e: Employment land losses on other land**

Application Number	Development	Location	Employment land lost (ha)
91837/14	Erection of 12 no mews houses in 3 no terraces, with related car parking and alterations to access	Site of former 25 Thicketford Road, Bolton, BL2 2LL	0.17
92944/14	Erection of 12 dwellings together with associated access, parking and landscaping	Land rear of Beech Avenue/Central Avenue/North Avenue, Farnworth, Bolton	3.04
92922/14	Erection of 73 no dwellings (57 no 3 bedrooms, 8 no 4 bedrooms and 8 no 2 bedrooms)	Land off Lostock Lane, Lostock, Bolton	0.77
			3.98

13.55 hectares of employment land was lost to other uses between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2015. The most significant employment land loss was 9.02 ha relating to planning application 91081/13. It should be pointed out that 4.6 hectares of this employment land will be regained when associated planning permission 91080/13 is implemented. The average annual loss of employment land to other uses (allocated land and other land) between 2001 and 2015 is 6.2 hectares.

Figure 5 shows annual losses of employment land since 2008.



## 5. Employment Land Supply

The Allocations Plan allocates 129.59-144.59ha of land for new employment development, details can be found in Appendix 2. Take up of this land for employment use and losses of this land to other uses is outlined in table 9. This table also illustrates the total supply i.e. allocations plus sites under construction and unimplemented planning permissions.

Table 9: Changes to Employment Land Resource (1<sup>st</sup> April 2014 – 31<sup>st</sup> March 2015)

	<b>Area in Hectares</b>	<b>Total Number of Sites</b>
<b>Employment Allocations available at end of March 2014</b>	129.59-144.59	<b>12</b>
Allocations completed	-	-
Allocations partially completed	-	-
Allocations lost to other uses	-	-
Allocations partially lost to other uses	-	-
<b>Employment Allocations available at 31 March 2015</b>	<b>129.59-144.59</b>	<b>12</b>
Mixed use sites under construction	-	-
Permissions not implemented on mixed use sites	4.6	1
Unallocated sites under construction	0.07	1
Permission not implemented on unallocated sites	0.69	6
<b>Total Land Available at the end of March 2015</b>	<b>134.95-149.95</b>	<b>20</b>
<b>Core Strategy target employment land supply</b>	<b>50</b>	<b>N/A</b>

The employment land resource now consists of 12 sites making up 129.59-144.59 hectares of employment land. 19.54ha of this land is currently being developed for employment use at Cutacre/Logistics North (5P1.1). A full list of all the sites in the Employment Land Resource, as of April 2015, can be found in Appendix Two.

In addition there is one unimplemented planning permission on a mixed use allocation, 6 unimplemented planning permissions on unallocated land and 1 scheme under construction on unallocated land. These sites total 5.36 hectares, bringing the total supply to 134.95-149.95 hectares. Further details can be seen in Appendices 3 and 4.

The Core Strategy sets a target of 50 hectares of employment land being available at any one time. Table 9 illustrates that this target is currently being exceeded.

**Appendix 1: All Employment Completions across the borough April 2014 - March 2015:**

The tables below show all new employment completions in the borough. This includes the development of new land for employment use, extensions to existing employment premises, changes of use to employment and schemes involving the demolition of existing employment premises being replaced by new employment development.

**Appendix 1A: New Employment Land Completions on protected employment land**

Application Number	Development Description	Address	Site	Use Class	Gross Floorspace (m <sup>2</sup> )	Area (ha)
78145/07	Erection of 3 No. Industrial Buildings.	Land at Star Lane, Horwich	16P1.2: Crown Lane/Lodge Bank	B1 (c )	945	0.4
						0.4

There were no new employment land completions on allocated employment land, mixed use allocations, Bolton town centre or other unallocated land.

There were a number of employment completions involving changes of use, extensions and schemes involving the demolition of existing employment floorspace replaced with a new employment development. These are outlined below:

**Appendix 1B: Completed changes of use, extensions and schemes involving demolition of existing employment floorspace**

	Application Number	Development Description	Address	Site	Use Class	Floorspace (m <sup>2</sup> )
<b>Extensions</b>	91199/13	Erection of single storey extension to form store	188 Oxford Grove, Bolton, BL1 3BH	Not allocated for employmen	B1 (c )	14.5

				t		
	93498/15	Erection of single storey extension to side of property	Holt Bros LTD, Brunel Street, Horwich, Bolton, BL6 5NX	Not allocated for employment	B2	15
<b>Change of Use</b>	89851/13	Change of use and conversion of public house, including ground and first floor extensions, to provide office accommodation and six self-contained apartments	Wellington Hotel, 51 Bury New Road, Bolton, BL2 2BN	17P1.2: Mill Hill	B1	268.8
	92664/14	Change of use of unit 1 (front part of ground floor) from class D2 to class B1(c) light industrial.	Montgomery House, Bark Street, Bolton, BL1 2AX	1P1.1: Bolton town centre	B1(c)	139
	93125/14	Change of use from wedding photography to denture manufacturing place (Use Class B1)	57 Plodder Lane, Farnworth, Bolton, BL4 0BX	Not allocated for employment	B1 c	116

	93309/14	Change of use from A3 to B1 including the formation of new car park	2 st John Street, Horwich, Bolton, BL6 7NY	Not allocated for employment	B1	270
<b>Demolition</b>	90375/13	Demolition and replacement of industrial unit (Class B2).	Unit 20, Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, BL2 6BD	12P1.2: Tonge Bridge	B2	270
	87905/12	Demolition of part of existing building and erection of new industrial unit (Class B1, B2 and B8)	Burnden Works, Burnden Road, Bolton	Not allocated for employment	B1 (c)	595

**Appendix 1C: Summary of completions**

	<b>Gross floor (m<sup>2</sup>)</b>	<b>Area (ha)</b>
<b>On Allocated Employment Land</b>	945	Nil
<b>On mixed use allocations</b>	0	Nil
<b>On protected employment land</b>	0	0.4
<b>On other land</b>	0	Nil
<b>Changes of use</b>	794	Nil
<b>Extensions</b>	30	Nil
<b>Schemes involving demolition</b>	865	Nil
<b>Total</b>	<b>2634</b>	<b>0.4</b>



**Appendix 2: Allocations Plan Employment Sites 2015**

The below table illustrates the current status of the employment allocations.

Site name/ref	Site size (ha)	New employment land completions (ha)	Land lost to other uses (ha)	New employment land under construction (ha)	Remaining Developable Capacity March 2014 (ha)	Permission for new employment land (ha)	Permission for loss of employment land (ha)	New employment land under consideration (ha)	Loss of employment land under consideration (ha)
Bolton town centre (1P1.1)	25-35	0	0	0	25-35	0	0.13 (91074/13)	0	0
Barr's Fold Close (2P1.1)	0.47	0	0	0	0.47	0	0	0	0
Horwich Loco Works (3P1.1)	15-20	0	0	0	15-20	0	0	4.38 (91352/14)*	0
Logistics North (Cutacre) (net development area) (5P1.1)	80	0	0	3.34 (93774/15) 16.2 (90543/13)	60.46	0		2.04 (93656/15)	
The Linkway, Middlebrook (6P1.1)	0.94	0	0	0	0.94	0	0	0	0
St. Peter's Business Park A (7P1.1)	0.94	0	0	0	0.94	0	0	0	0
Watermead (8P1.1)	3.79	0	0	0	3.79	0	0	0	0
Mill Street (9P1.1)	0.53	0	0	0	0.53	0	0	0	0
Mill Street/Mule Street (10P1.1)	0.74	0	0	0	0.74	0	0	0	0

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Stone Hill Road (11P1.1)	0.60	0	0	0	0.60	0	0	0	0
Express Industrial Estate B (12P1.1)	0.77	0	0	0	0.77	0	0	0	0
Undershore Works (13P1.1)	0.81	0	0	0	0.81	0	0	0	0
<b>Total</b>	<b>129.59</b> - <b>144.59</b>	<b>0</b>	<b>0</b>	<b>19.54</b>	<b>110.05-</b> <b>125.05</b>	<b>0</b>	<b>0.13</b>	<b>6.42</b>	<b>0</b>

\*The 0.46 hectares from planning application 92214/14 hasn't been included because it covers the same land planning application 91352/14, and would result in double counting.

**Appendix 3: New employment land currently under construction**

The tables below show schemes involving the development of new employment land on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

**Appendix 3A: New employment land currently under construction on protected employment land (31<sup>st</sup> March 2015)**

<b>Application Number</b>	<b>Development description</b>	<b>Address</b>	<b>Site</b>	<b>Use Class</b>	<b>Area (ha)</b>
76159/06	Erection of two five storey office buildings with associated parking, landscaping and access	Plot 5 Cranfield Road Horwich / Plot 5, Parklands	2P1.2: Lostock Industrial Estate (Lostock Lane)	B1	1.46
92342/14	Erection of 2no industrial units in lieu of previously approved scheme (72378/05)	Unit 16 & 17, Meadow Business Park, Meadow Lane, Bolton, BL2 6PT	10P1.2: bury new road/Bright met fold lane	B1, B2, B8	0.13
					1.59

**Appendix 3B: New employment land currently under construction on allocated employment land (31<sup>st</sup> March 2015)**

Application Number	Development description	Address	Site	Use Class	Area (ha)
90543/13	Construction of regional distribution centre (Use Class B8) with ancillary office accommodation (Use Class B1 (a)) and associated access arrangements, gatehouse, service station, refuse and recycling area, car parking and landscaping.	Land at former Logistics North (Cutacre) mining site, located south of the A6 (Salford Road) Bolton	5P1.1: Logistics North (Cutacre)	B8/B1	16.2
93774/15	Amendment to permission 91459/14 - development of plot B1 as a manufacturing facility with ancillary offices and outbuildings (Class B2)	Plot B1, Logistics North, Logistics North (Cutacre), Over Hulton, Bolton, BL5 1BS	5P1.1: Logistics North (Cutacre)	B2 (B1 ancillary)	3.34
76160/06*	Erection of a five storey office building and associated multi-storey car park, access and landscaping	Land at junction of Aspinall Way and the Linkway, Horwich, Bolton, BL6 6JA	6P1.1: The Linkway, Midlebrook	B1	1.13
77798/07**	Renewal of permission (61984/02) for erection of four storey office building together with formation of 317 car parking spaces and vehicular access to The Linkway	Land Adjacent to the Linkway, Horwich, Bolton.	6P1.1: The Linkway, Midlebrook	B1	0.95
					20.67**

\*Material start only – a material start has taken place so that the planning permission does not expire, no other construction activity has occurred. The full site could still be developed under another application so these schemes do not affect Appendix 2.

\*\*77798/07 has been omitted from the total because it would result in double counting with 76160/06

**Appendix 3C: New employment land currently under construction on mixed use allocations (31<sup>st</sup> March 2015)**

There are no schemes involving the development of new employment land currently under construction within any of the mixed use allocations.

**Appendix 3D: New employment land currently under construction in Bolton town centre (31<sup>st</sup> March 2015)**

There are no schemes involving the development of new employment land currently under construction within Bolton town centre.

**Appendix 3E: New employment land currently under construction on other land (31<sup>st</sup> March 2015)**

Application Number	Development description	Address	Use Class	Area (ha)
92067/14	Erection of three storey office building together with car parking and boundary wall/railings to site perimeter	Former Cross Guns, 25 Bolton Road, Westhoughton, Bolton, BL5 3DG	B1(a)	0.07
				0.07

**Appendix 3F: New employment land currently under construction summary**

Land Type	Employment land under construction
Protected Employment Land	1.59
Allocated Employment Land	20.67
Mixed Use Allocations	0
Bolton Town Centre	0
Other land	0.07
Total	22.33

**Appendix 4: Permissions for new employment land development not implemented**

The tables below show permissions for new employment land development that have not been implemented on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include unimplemented extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

**Appendix 4A: Permissions for new employment land development not implemented on protected employment land (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
89812/13	Erection of production storage building with associated service/hardstanding areas	Vil Resins LTD, Union Road, Bolton, BL2 2DT	4P1.2: The Valley	B8	0.24
91788/14	Demolition of existing public house/hotel (Class A4) and erection of six storey building (including mezzanine floor), comprising offices (Class B1), restaurant/ cafe (Class A3), and ground floor office (A2), retail (A1) and cafe/restaurant use (A3), together with car parking and external works	Cattle Market Hotel, 6-8 Orlando Street, Bolton, BL3 6DE	8P1.2: Great Lever	B1(a)	0.07
					0.31

**Appendix 4B: Permissions for new employment land development not implemented on allocated employment land (31<sup>st</sup> March 2015)**

As at 31<sup>st</sup> March 2015, there are no unimplemented planning permissions for the development of new employment land on allocated employment sites.

**Appendix 4C: Permissions for new employment land development not implemented on mixed use allocations (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
91080/13	Outline application (all matters reserved) for the erection of employment units (Class B1/B2/B8) and associated works	Land north of Britannia Way, Bolton	7P6AP: Crompton Way	B1, B2, B8	4.6
					4.6

**Appendix 4D: Permissions for new employment land development not implemented in Bolton town centre (31<sup>st</sup> March 2015)**

Application number	Development description	Address	Use class	Area (ha)
93235/14	Erection of part three storey and part five storey office building including a central courtyard with landscaping, cycle storage, roof terraces and solar panels	Vacant land, corner of Great Moor Street/ Newport street, Bolton, B1 1SW	B1	0.16
91315/14	Erection of 5 no storey office building including cafe/restaurant on ground floor together with hard and soft landscaping to site, external bin store and cycle storage and formation of 54 no space car parking	Land adj. Topp Way / St. Peters Way, Bolton	B1	0.53
79736/08	Land at Church Wharf	Demolition of existing buildings and redevelopment to	5.8 (whole site??)	

		provide up to 45,000m <sup>2</sup> of commercial floorspace falling into Use Classes A1 shops (not to exceed 2,499m <sup>2</sup> ), A2 financial and professional services, A3 restaurants and cafes, A4 drinking establishments, A5 hot food takeaways, B1 offices, D2 leisure and C2 hotel - maximum of 126 bedrooms, upto 720 residential units, associated car parking, landscaping and public realm improvements and enhancements to the river Croal corridor.		
				0.69

**Appendix 4E: Permissions for new employment land development not implemented on other land (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Use Class	Area (ha)
91932/14	Erection of mixed use development comprising garage accommodation at lower ground floor, 2no self-contained offices (Class B1 (a)) at ground floor and 2 self-contained flats at first floor.	295-295a Darwen Road, Bromley Cross, Bolton, BL7 9BT	B1(a)	0.16



91945/14	Erection of two storey industrial unit (Class B1a, B1c and B8), including other associated landscaping and car parking works.	Units 1, 2, 3 and 4, Topping Street, Bolton, BL1 3XX	B1(a) and B1©	0.13
92481/14	Erection of four industrial units (B1/B2/B8), adaptations to car park and division of unit 16 into two units.	Dunscar Industrial Estate, Blackburn Road, Bolton, BL7 9PQ	B1, B2, B8	0.1
92324/14	Erection of detached building comprising 3no industrial units (Class B1/B2/B8).	Burnden Business Park, Burnden Road, Bolton, BL3 2RD	B1, B2, B8	0.07
92782/14	Erection of workshop for vehicle repairs and maintenance (Class B2)	Units 15c and 16c, Blackrod Industrial Estate, Scot Lane, Blackrod, Bolton, BL6 5SL	B2	0.12
90867/13	Outline application for the demolition of a dwelling and erection of an industrial unit (access, appearance, layout and scale details only).	White Lodge, Scot Lane, Blackrod, Bolton, BL6 5SL	B1 (c)	0.11
				0.69

**Appendix 4F: Permissions for new employment land development not implemented summary**

Land Type	Unimplemented Permissions (ha)
Protected Employment Land	0.31
Allocated Employment Land	0
Mixed Use Allocations	4.6
Bolton Town Centre	0.69
Other land	0.69
Total	6.29

**Appendix 5: Applications for new employment land yet to be determined**

The tables below show applications for new employment land development that have not yet been determined on protected employment land, allocated employment land, mixed use allocations, in Bolton town centre and on other land. It does not include extensions, changes of use or schemes involving the demolition of existing employment buildings to be replaced with a new employment development.

**Appendix 5A: Applications for new employment land yet to be determined on protected employment land (31<sup>st</sup> March 2015)**

As at 31<sup>st</sup> March 2015, there are no undetermined planning applications for the development of new employment land on protected employment sites.

**Appendix 5B: Applications for new employment land yet to be determined on allocated employment land (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
93656/15	Reserved matters application for the siting, appearance and scale of a warehouse and office facility with associated servicing, car parking and external storage.	Former Logistics North (Cutacre) opencast mining site, land to the south of the A6 (Salford Road/Manchester Road West)	5P1.1: Logistics North (Cutacre)	B1 and B8 (B1 ancillary)	2.04
91352/14	Part A: full planning application for site access, demolition of some and change of use of core heritage buildings for A1 retail and D2 leisure (both up to 2,500 sqm) plus A2, A3, A4, A5, B1, C1 and D1 uses inc car parking, diversions to public rights of way, land remodelling / site remediation, together with related associated works.  Part B: outline application for residential	Land at former Horwich Loco Works, Horwich, Bolton	3P1.1: Horwich Loco Works	B1/B2	4.38

	development (C3) up to 1,700 dwellings, A1 retail (up to 2,500sqm), employment zone of B1 and B2 uses and up to 2,700sqm of ancillary D1 uses, childrens play area, recreational open space and landscaping together with ecological mitigation areas, attenuation features and new cycle/pedestrian connections, (means of access details only) outline.				
92214/14	<p>Part A: full planning application for site access, demolition of some buildings and change of use of one building to a flexible mix of commercial and community uses (A1/D2/A2/A3/A4/A5 and D1 uses including car parking), 28 apartments, and associated works.</p> <p>Part B: outline application for residential development (C3) for up to 130 dwellings, recreational open space and landscaping and new pedestrian and cycle routes.</p>	Land at former Horwich Loco Works, Horwich, Bolton	3P1.1: Horwich Loco Works	B1(a)	0.46
					6.88

**Appendix 5C: Applications for new employment land yet to be determined on mixed use allocations (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Site	Use Class	Area (ha)
78297/07	Approval of details of layout, appearance, scale and landscaping for refurbishment of existing office building and erection of 7 office buildings comprising 19, 365 sq m floorspace and erection of 72 NO apartments in 6 buildings	Hercules Business Park, Lostock Lane, Horwich, Bolton.	6P6AP: British Aerospace	B1	6.90
					6.90

**Appendix 5D: Applications for new employment land yet to be determined in Bolton town centre (31<sup>st</sup> March 2015)**

As at 31<sup>st</sup> March 2015, there are no undetermined planning applications for the development of new employment land in Bolton town centre.

**Appendix 5E: Applications for new employment land yet to be determined on other land (31<sup>st</sup> March 2015)**

Application Number	Development Description	Address	Use Class	Area (ha)
89159/12	Development of improved sports and education facilities; mixed use development of residential and hotel buildings with ancillary retail, restaurant/cafe, office, and assembly/leisure uses; car parking; and associated works	Macron stadium and Bolton Arena, Burnden Way, Horwich, Bolton, BL6 6JW	B1	1.7

93442/15	Erection of storage/distribution warehouse including installation of gates at 1.93m high and 5m wide (matching existing fence)	Chamberlain Doors LTD, Scot Lane, Blackrod, Bolton, BL6 5SG	B1 (c)	1.19
93418/15	Erection of light industrial building (Class B1) comprising 3no units together with parking for 6no vehicles.	7 Lever Grove, Bolton, BL2 1EZ	B1 (c)	0.07
				2.96

**Appendix 5F: Applications for new employment land development yet to be determined summary**

Land Type	Undetermined Applications (ha)
Protected Employment Land	0
Allocated Employment Land	6.88
Mixed Use Allocations	6.9
Bolton Town Centre	0
Other land	2.96
Total	16.74

**Appendix 6: Annual and Average Take Up Rates 1985 – March 2015**

<b>Year</b>	<b>Completions</b>	<b>Year</b>	<b>10 yr Completions</b>	<b>Year</b>	<b>5 yr Completions</b>
1985	5.3				
1986	3.2				
1987	2.1				
1988	3				
1989	8.8				
1990	14				
1991	8.2				
1992	4				
1993	11.5				
1994	6.7				
1995	4				
1996	5.8				
1997	8.68				
1998	5.23				
1999	10.21				
2000	9.86				
2001	12.45				
2002	8.4				
March 2004	18.59				
March 2005	6.97				
March 2006	10.10	March 2006	10.10		
March 2007	18.56	March 2007	18.56		
March 2008	6.97	March 2008	6.97		
March 2009	3.79	March 2009	3.79		
March 2010	1.06	March 2010	1.06		
March 2011	0.9	March 2011	0.9	March 2011	0.9
March 2012	2.4	March 2012	2.4	March 2012	2.4
March 2013	1.2	March 2013	1.2	March 2013	1.2
March 2014	0.1	March 2014	0.1	March 2014	0.1
March 2015	0.4	March 2015	0.4	March 2015	0.4
<b>TOTAL</b>	<b>202.47</b>		<b>45.48</b>		<b>5</b>
<b>AVERAGE</b>	<b>6.7</b>		<b>4.5</b>		<b>1</b>

**Appendix 7: Losses of employment land**

There were no employment losses on Allocated Employment Land. There were losses on other land. These are outlined below:

Application Number	Development	Location	Site/allocation	Use Class Lost	Floorspace lost (M <sup>2</sup> )	Employment land lost (ha)	Under construction or complete?
87196/11	Change of use from store room to coffee shop	Middlebrook Mill, Gilnow Lane, Bolton	13P1.2 Thornbank Industrial Estate	B8	146	N/A	Complete
90656/13	Change of use from storage unit (Class B8) to gymnastics centre (Class D2).	Unit 2, Summerfield Road, Bolton, BL3 2NQ	22P1.2 Mayfield Avenue Employment Area	B8	665	N/A	Complete
86877/11	Continuation of use of part of car park for car sales (approximately 40 cars) and erection of sales office with floodlights	Bromilow Arms, Lostock Lane, Lostock, Bolton, BL6 4BP	2P1.2 Lostock Industrial Estate (Lynstock Way)	N/A	0	0.16	Complete
93828/15	Permanent (change of) use of building for religious teaching, place of worship & cultural community centre to replace temporary permission ref: 82660/09	Weston House, Weston Street, Bolton, BL3 2AR	8P1.2 Great Lever Employment Area	B1	476	N/A	Complete
90375/13	Demolition and replacement of industrial unit (Class B2).	Unit 20, Tonge Bridge Industrial Estate, Tonge Bridge Way, Bolton, BL2 6BD	12P1.2: Tonge Bridge	B2	156	N/A	Complete

91862/14	Permanent change of use from industrial (Class B1 and B2) to educational and community facility (Class D1 and D2) together with alterations to provide 2no additional classrooms and 4no new windows.	Bolmoor Workshop, Adelaide Street, Bolton, BL3 3NY	3P6AP Higher Swan lane/Sunnyside Mixed use site	B1 (b)	675	N/A	Complete
91081/13	Demolition of existing buildings; erection of 309 no. detached, semi-detached and mews style dwellings, together with site profiling, hard and soft landscape and associated works	Land south of Crompton Way, Bolton.	7P6AP: Crompton Way	B1, B2,B8	B1 4242, B2 20171, B8 12189, Total 36602	9.02	Under Construction
92879/14	Change of use of existing business premises and erection of an extension to enable the conversion of the premises to form a free primary school	Adelaide House, Adelaide Street, Bolton, BL3 3NY	3P6AP Higher Swan Lane/Sunnyside	B1	1810	N/A	Under Construction
87683/12	Change of use from storage unit to private hire base.	Unit 7, Locke Industrial Estate, Emmett Street, Horwich, Bolton, BL6 7PN	Horwich town centre	B8	32	N/A	Complete
90684/13	Notification of proposed change of use of first and second floors from office to two-bedroom flat	19 Bark Street East, Bolton,	Bolton town centre	B1	94	N/A	Complete
93167/14	Change of use from mechanics garage to health food cafe and takeaway (sui generis, mixed use of class a1 sandwich bar, Class A3 cafe and A5 hot food takeaway)	72 Chorley Street, Bolton, BL1 4AL	Bolton town centre	B2	125	N/A	Complete
92244/14	Erection of three storey	Deane Road Mills,	Bolton town	B8	4459	0.39	Complete



	university technical college for students aged 14-19, together with parking and landscaping. Access points located at Ramsbottom Street and Deane Road	Deane Road, Bolton, BL3 5AH	centre				
93043/14	Prior notification application for a proposed change of use from offices to 68 self-contained residential units	Provincial House, Nelson Square, Bolton, BL1 1LH	Bolton town centre	B1	2320	N/A	Under Construction
92211/14	Change of use of former offices to 18 self-contained studio apartments, including external walkway, together with courtyard parking, cycle store and waste bin storage details	Belvoir House, Belvoir Street, Bolton, BL2 6BA	N/A	B1a and B1c	712	N/A	Complete
92752/14	Change of use from industrial (Class B2) to leisure (Class D2)	Unit A Geotech House, rear of 575 Manchester Road, Blackrod, Bolton, BL6 5RU	N/A	B2	145	N/A	Complete
91387/14	Change of use to Islamic education facility (first floor only)	BMW Buildings, High Street, Bolton, BL3 6TA	N/A	B2	1325	N/A	Complete
88225/12	Change of use from industrial (Class B2) to leisure (Class D2)	Unit B, 575 Manchester Road, Blackrod, Bolton, BL6 5RU	N/A	B2	1100	N/A	Complete
87905/12	Demolition of part of existing building and erection of new industrial unit (Class B1, B2 and B8)	Burnden Works, Burnden Road, Bolton	N/A	B2	859	0	Complete

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91870/14	Prior notification application for a proposed change of use from offices to dwelling	19 Mather Street, Kearsley, Bolton, BL4 8AT	N/A	B1	140	N/A	Complete
91837/14	Erection of 12 no mews houses in 3 no terraces, with related car parking and alterations to access	Site of former 25 Thicketford Road, Bolton, BL2 2LL	N/A	B1	374	0.17	Complete
92944/14	Erection of 12 dwellings together with associated access, parking and landscaping	Land rear of Beech Avenue/Central Avenue/North Avenue, Farnworth, Bolton	N/A	B1	594	3.04	Under Construction
93543/15	Change of use from B2 (manufacturing) to D2 (leisure)	Unit 1, Dunscair Industrial Estate, Egerton, Bolton, BL7 9PQ	N/A	B2	235	N/A	Complete
93762/15	Prior approval for change of use of an office (Class B1) to dwelling (Class C3).	175 Chorley New Road, Bolton, BL1 4QZ	N/A	B1	416	N/A	Complete
92922/14	Erection of 73 no dwellings (57 no 3 bedrooms, 8 no 4 bedrooms and 8 no 2 bedrooms)	Land off Lostock Lane, Lostock, Bolton	N/A	B2	3080	0.77	Under Construction
					56540	13.55	